



SECTION 422 C3 DISTRICT

C3 DISTRICT (Commercial and Minor Industrial) Permitted Uses:

The front fifty feet (50') depth of a lot shall not be used for open-land storage of material or equipment, work yard or display (except display for sale or rental as may be granted under a Use Permit); such open-land storage or work areas on any other portion of the lot shall be secured by a solid wall, fence or hedge so as not to be visible from any higher ranking Zoning District (nor shall any materials or equipment extend higher than such screening).

Where no Density District has been combined, then the provisions of Density District 1 shall prevail for hotels and motels. (See Section 516 (Density Districts), most common ones shown in attached chart.)

- A. All principal and accessory uses permitted in any more restrictive Zoning District (except dwelling units and mobile home courts) and providing further that unless specifically provided to the contrary the following are waived:
 - 1. Requirements for Use Permits/Administrative Reviews (except for lots contiguous to Residential Districts).
 - 2. Area limitations for uses and buildings.
 - 3. Limitations on hours of operation.
 - 4. Confining of uses to closed or partially closed buildings.
- B. Sales facilities, retail and wholesale.
- C. Lumber yards (prohibiting milling and planing operations).
- D. Custom warehouses within closed buildings and not including animals, limited to fifteen thousand (15,000) square feet of floor area.
- E. Craft shops and work, storage and equipment yards in connection therewith, limited to fifteen thousand (15,000) square feet of floor area.
- F. Cemeteries for human or animal internment. Subject to Administrative Review with Comment Period.
- G. Pet shops within closed buildings.
- H. Small animal hospitals for diagnosis, treatment or boarding, limited to five thousand (5,000) square feet of floor area entirely within a closed building. Outdoor runs, pens and cages and/or larger buildings, no less than one hundred feet (100') from any Residential District for such outdoor use, with special consideration to the neighborhood reaction to the administrative review application, type and number of day and night animal guests, whether to restrict to diagnosis and treatment or to permit boarding, the extent of outdoor activity; total lot and use area, and limitations on permit duration. Subject to Administrative Review with Comment Period.
- I. Transportation terminal and transfer facilities within closed buildings, limited to fifteen thousand (15,000) square feet of floor area.
- J. Cleaning and dyeing plants within closed buildings, limited to fifteen thousand (15,000) square feet of floor area.
- K. Body and fender shops within closed buildings.

2003 YAVAPAI COUNTY PLANNING AND ZONING ORDINANCE

- L. Commercial ballrooms, arenas, gymnasiums, rinks, pools and indoor shooting galleries.
- M. Public auction within closed buildings, livestock sales prohibited.
- N. Bottling plants confined to closed buildings, limited to fifteen thousand (15,000) square feet of floor area.
- O. Custom tire recapping.
- P. Signs: See Section 601 (Sign Code).

Yards Required: Same as for C1 and C2 Districts.

Building Heights: In accordance with Section 516 (Density Districts).

Building Density: No requirements.

Zoning/Density Regulations (in feet unless otherwise noted)

Dist.	Min Lot Size in Sq. Ft.	Min Area per dwelling unit	Min Lot Width and Depth	Min Yard Setbacks Min Building Spacing is 10 Feet all classes				Max Building Height Stories / feet		Max Lot Coverage Percent
				Front	Rear	Interior	Exterior			
1	7,500	1,000	75	20	25	7	10	4*	50	50
2	7,500	2,000	75	20	25	7	10	3*	40	50
3	7,500	3,000	75	20	25	7	10	2	30	50
4	7,500	4,000	75	20	25	7	10	2	30	50
5	7,500	5,000	75	20	25	7	10	2	30	50

*Use Permit required to exceed two (2) stories

Yavapai County Development Services Department

Permitting & Compliance/Planning & Design Review/Flood Control
500 S. Marina Street, Prescott, AZ. 86303/10 S. 6th Street, Cottonwood, AZ. 86326
Development Services (928) 771-3214 - (928) 639-8151
Flood Control (928) 771-3196 - (928) 639-8151

RESPONSE TO FLOOD HAZARD STATUS REQUEST

Print Date: 10/10/2007

Parcel: 402-14-002Z

Comments: PER CLIPPER WASH HYDRAULIC AND GEOMORPHOLOGIC STUDY PARCEL APPEARS TO BE LOCATED WITHIN DETERMINED EROSION SETBACK LINE.

Map Number 04025C 2120 FIRM Panel Date: 6/6/2001 Index Date 6/6/2001 Checked by BR

FEMA Community #: Unincorporated Yavapai County #040093 File

Please note that this response is based on an interpretation of the Flood Insurance Rate Map (FIRM) supplied by FEMA and is not an instrument of certification. Certification must be determined by a field survey performed by a registered land surveyor or professional engineer. The information supplied relates only to flood hazard areas formally designated by the Federal Emergency Management Agency (FEMA) and/or Flood Control for major watercourses.

The property is located in FIRM Zone:

Zone Descriptions:

Shaded Zone X - Areas of 500 year flood; 100 year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; or areas protected by levees from 100 year flood.

Unshaded Zone X - Areas determined to be outside 500 year floodplain.

Zone D - Areas in which flood hazards are undetermined.

Flood insurance is available, but not required by the Federal Insurance Administration, for buildings in these zones concerning a federally insured loan. Flood Insurance is optional at the discretion of the owner or lending institution.

The property is wholly or partially within a: **Special Flood Hazard Area (SFHA), FIRM** Zone AE

Zone Descriptions:

Floodway of the 100 year floodplain

Zone A - Area inundated by the 100-year floodplain, no base flood elevations determined.

Zone AE - Area inundated by the 100-year floodplain, base flood elevations determined.

Zone AH - Area inundated by the 100-year floodplain, flood depths of 1 to 3 feet (usually areas of ponding); base flood elevations determined.

Zone AO - Area inundated by the 100-year floodplain, flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding velocities also determined.

Federal law requires flood insurance as a condition of a federally insured mortgage or loan secured by buildings within a SFHA. This community participates in the National Flood Insurance Program - Regular. Check with your insurance carrier for premium discounts on flood insurance. The discounts vary depending on the community in which the property is located.

NOTE 1: Development on the parcel will be subject to specific regulations if the parcel is located either wholly or partially within a Special Flood Hazard Area or affected by a watercourse with a tributary drainage area greater than 80 acres.

NOTE 2: A minimum setback of 20 feet from the top bank of any watercourse applies to all parcels. The flood hazard area may extend beyond the 20 foot setback from a watercourse, which may require further building requirements.

NOTE 3: This property may be subject to localized drainage conditions and/or flooding from undesignated watercourses.

Be advised Development Services reserves the right to modify, update, or otherwise revise this flood status without individual notice. The above information is based on the best data resources currently available. This response does not imply that the referenced property will or will not be free from flooding or damage. This response does not create liability on the part of the provider, or any officer or employee thereof, for any expense, loss or damage that results from reliance on this determination by the requestor or any third party. Policy states that a flood status response will not be given by telephone or FAXed.

Copies of the applicable regulations are available. Bring this sheet to Development Services/FloodPlain Unit, if you need additional information.